

## York House , Croxteth Drive, Aigburth, L17



## For Sale - £125,000 Offers in the Region of

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: C77
- No Chain - Ready to Buy!
- Gated Off Street Car Parking
- Balcony with Stunning Views
- Sought After South Liverpool Location
- Double Glazing & Gas Central Heating
- Served by Excellent Transport Links
- Communal Laundry Facilities
- Two Double Bedrooms
- Seconds from Sefton Park, Minutes from Lark Lane
- Early Viewing Advised!

### Further Details

- Tenure: Leasehold
- No. of Floors: 1
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £30 per week
- Parking: On Street, Off Street, Gated, Allocated
- No. of Parking Spaces: 1
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Gas Oven, Gas Hob

### Leasehold Details

- Tenure: Leasehold
- Original Lease Term: 999 year(s)
- Service Charge: £30 per week
- Ground Rent: Peppercorn
- Leasehold Information: Details to follow.  
Ground rent included in service charge.

### Description

A WELL PRESENTED 2 BEDROOM BENEFITING FROM OFF STREET CAR PARKING, BALCONY AND AN EXCELLENT SOUTH LIVERPOOL LOCATION

Aigburth is a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School and St Margaret's Academy, and offers excellent rail and bus links to Liverpool city centre.

The accommodation is arranged over one floor and briefly comprises of: entrance vestibule, spacious hallway, living room with dining area, kitchen, balcony, two double bedrooms, bathroom and separate W.C. Externally there are communal gardens and an allocated parking space behind secure entrance gates.

The property also benefits from double glazing and gas central heating.

This opportunity will not be on the market for long so contact us now to arrange your viewing!

## Room Details

### Living / Dining Room

5.55 x 4.91 metres (18' 3" x 16' 2")

Laminate flooring, two radiators and windows to the front and side aspect.

### Kitchen

3.99 x 2.77 metres (13' 2" x 9' 2")

Range of wall and base units, laminate worktops, gas hob and oven, extractor, vinyl flooring, boiler, stainless steel sink with mixer tap, storage cupboard, window and access to balcony.

### Bedroom One

4.43 x 2.77 metres (14' 7" x 9' 2")

Carpet flooring, radiator, built in wardrobes and French doors leading to balcony.

### Bedroom Two

3.77 x 2.87 metres (12' 5" x 9' 5")

Carpet flooring, window and radiator.

### Bathroom

2.13 x 1.85 metres (7' 0" x 6' 1")

Tiled walls, shower over bath, hand wash basin, radiator and vinyl flooring.

### W/C

W/C

## Additional Images



Balcony View



Living Room



Living Room



Kitchen



Balcony



Balcony



Bedroom One



Bedroom Two



W.c

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